



## **AGENDA BOARD OF VARIANCE MEETING**

May 16, 2019, 5:30 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE BOARD OF VARIANCE TO ORDER:**
2. **ADOPTION OF AGENDA:**
3. **ADOPTION OF MINUTES:**

**a. Minutes**

3 - 4

Minutes of the Open Board of Variance Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, 2019-APR-18, at 5:30 p.m.

**4. PRESENTATIONS:**

**a. Board of Variance No. BOV718 - 342 Howard Avenue**

5 - 9

Legal Description: Lot 1, Section 1, Nanaimo District, Plan 11976

The applicant is requesting to vary the provisions of "City of Nanaimo Zoning Bylaw 2011 No. 4500" to allow a flanking side yard setback of 1.67m in order to construct a deck to the rear of an existing non-conforming single residential dwelling.

The Zoning Bylaw (7.5.1) requires a flanking side yard setback of 4m in the R1 zone.

**b. Board of Variance No. BOV719 - 3806 Marjorie Way**

10 - 16

Legal Description: Lot 4, Section 5, Wellington District, Plan EPP67602

The applicant is requesting to vary the provisions of "City of Nanaimo Zoning Bylaw 2011 No. 4500" in order to locate a heat pump to the front of a single residential dwelling.

The Zoning Bylaw (6.5.2) requires that a heat pump or central air conditioning unit be located to the rear of the principal building.

Legal Description: Lot 1 and 2, Block 7, Section 1, Nanaimo District, Plan 1465

The applicant is requesting to vary the provisions of "City of Nanaimo Zoning Bylaw 2011 No. 4500" to allow an interior side yard setback of 0m in order to construct a front porch and exterior stairs at the front of an existing non-conforming single residential dwelling that is straddling an interior lot line.

The Zoning Bylaw (7.5.1) requires a side yard setback of 1.5m in the R1 zone.

5. **ADJOURNMENT:**

**MINUTES**  
BOARD OF VARIANCE MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2019-APR-18 AT 5:30 P.M.

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PRESENT:   Members:    Bob Irwin, Chair  
                              Allan Dick  
                              Kenn Hample  
                              Jessica Kaman  
                              Ron Nadeau

                  Staff:       Caleb Horn, Planning Assistant (Recording Secretary)

1.    CALL THE BOARD OF VARIANCE COMMITTEE MEETING TO ORDER:

The Open Board of Variance Meeting was called to order at 5:30 p.m.

2.    ADOPTION OF AGENDA:

          It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3.    ADOPTION OF MINUTES:

          It was moved and seconded that the Minutes of the Board of Variance Meeting held 2019-MAR-21, Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

a.    Board of Variance Application No. BOV716 – 924 Cassandra Place

- Mr. Bob Irwin read the application requesting to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” to allow a rear yard setback of 7.05m in order to legalize the siting of an existing solarium, and allow a side yard setback of 1.24m in order to construct an open deck that will accommodate a wheelchair ramp on the west side of the existing single residential dwelling.
- Mr. Gerald Wayne Brown and Ms. Christine Dilys Maxwell, the applicants, spoke to the rationale for the application. The existing solarium was constructed by a previous property owner. The open deck will accommodate a wheelchair ramp along the west side of the house.
- Mr. Kenn Hample asked if a wheelchair ramp could be located on the east side of the house.
  - Mr. Brown answered that the easiest access is on the west side of the house and that there is a substantial drop on the other side.
- Ms. Jessica Kaman asked if the existing deck on the property will be replaced.

- Mr. Brown answered that the existing deck is non-conforming and will be replaced entirely by the new deck.
- The Board discussed the requested variance and demonstration of undue hardship.

It was moved and seconded that application BOV716 for 924 Cassandra Place to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to a) reduce the rear yard setback from 7.5m to 7.05m in order to legalize the siting of an existing solarium, and b) reduce the side yard setback from 1.5m to 1.24m in order to construct an open deck on the west side of the existing single residential dwelling be approved. The motion carried unanimously.

b. Board of Variance Application No. BOV717 – 64 Captain Morgans Boulevard

- Mr. Bob Irwin read the application requesting to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” to allow a front yard setback of 5.69m in order to reconstruct an existing non-conforming single residential dwelling.
- Mr. Keene Anderson, the applicant, spoke to the rationale for the application. The existing non-conforming single residential dwelling is being reconstructed and will utilize the existing foundation.
- Ms. Kaman asked if the new structure will be the same height.
  - Mr. Anderson answered that the new structure will have a different roofline with increased height.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV717 for 64 Captain Morgans Boulevard to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to reduce the front yard setback from 6m to 5.69m be approved. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:50 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER





COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-MAY-16, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00718**

**Applicant:** Christopher Chatterton

**Civic Address:** 342 HOWARD AVENUE

**Legal Description:** LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 11976

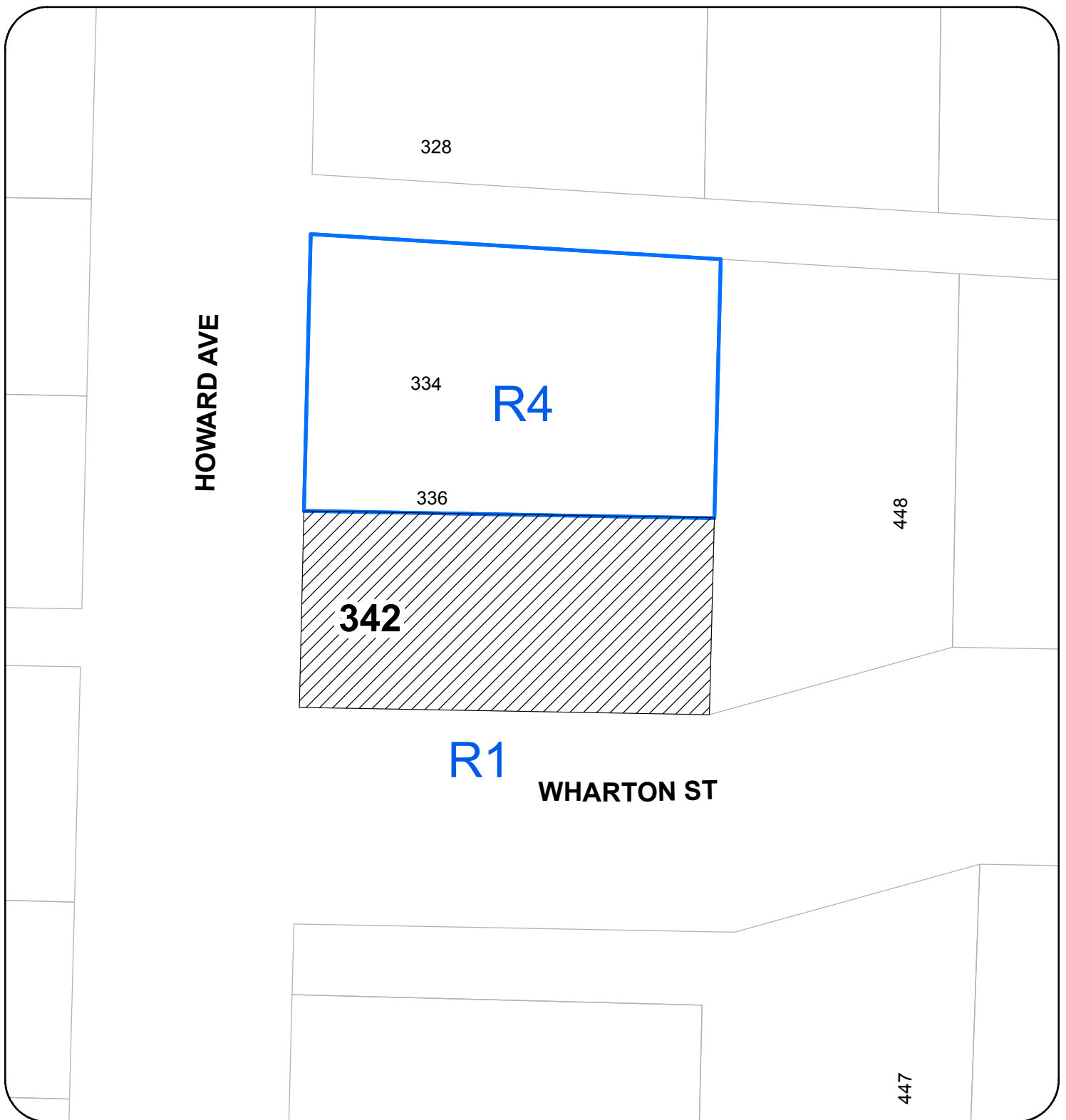
**Purpose:** Zoning Bylaw No. 4500 requires a minimum flanking side yard setback of 4m in the R1 zone. The applicant is requesting a variance to allow a flanking side yard setback of 1.67m in order to construct a deck to the rear of an existing non-conforming single residential dwelling. This represents a variance of 2.33m.

**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 7.5.1 – Siting of Building  
A minimum flanking side yard setback of 4m is required.*

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-MAY-06 to 2019-MAY-16 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

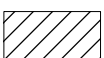
# LOCATION PLAN



**BOARD OF VARIANCE NO. BOV00718**

## LOCATION PLAN

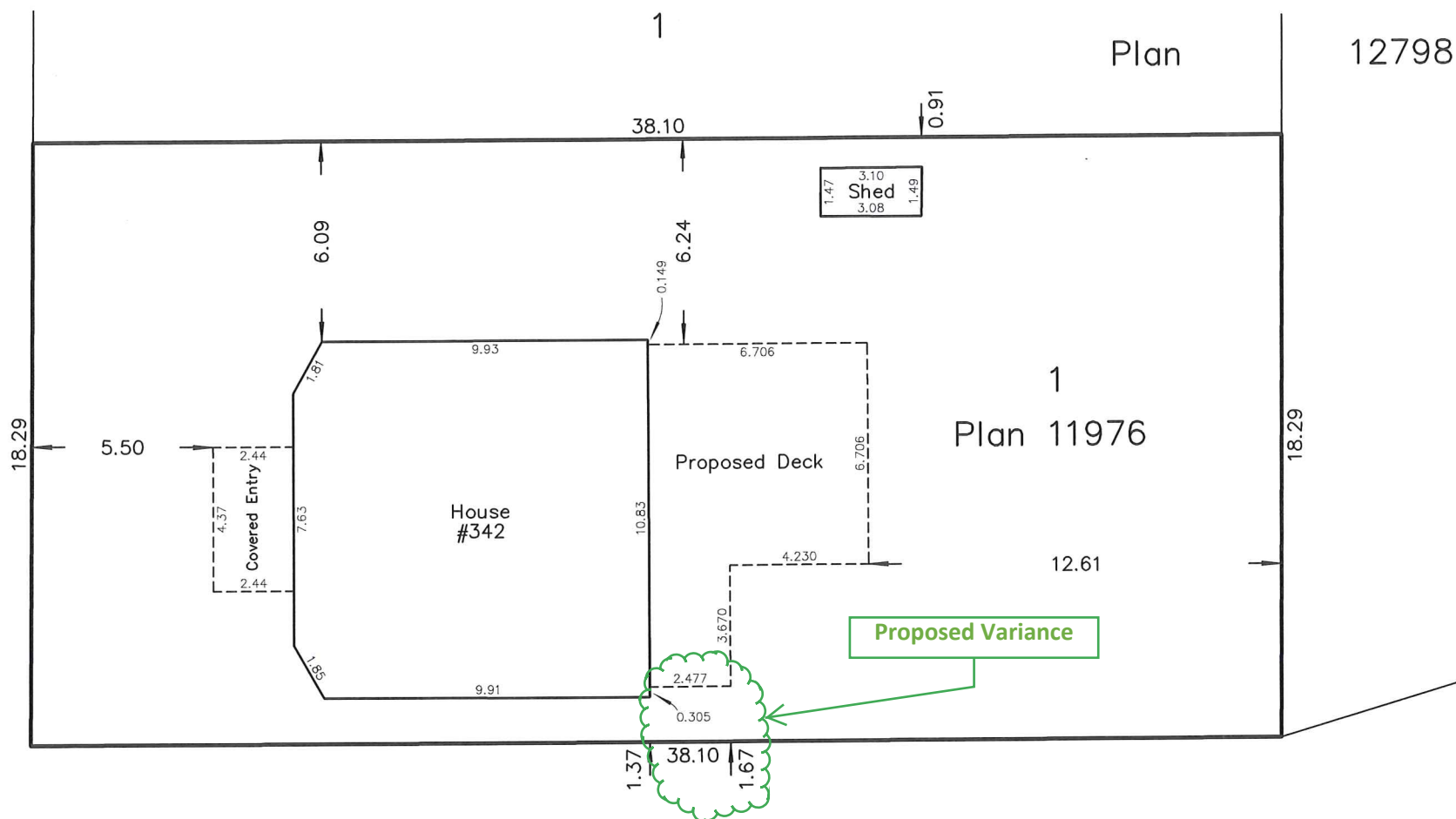
CIVIC: 342 HOWARD AVENUE  
LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 11976



**SUBJECT PROPERTY**



Howard Avenue



Warton Street

NOTE:  
THIS PROPERTY IS AFFECTED BY  
THE FOLLOWING REGISTERED DOCUMENT:  
M76301.

RECEIVED  
**BOV718**  
2019-APR-08  
Current Planning

DISTANCES SHOWN ARE IN METRES.

SITE PLAN SHOWING PROPOSED DECK LOCATION ON:  
LOT 1, SECTION 1,  
NANAIMO DISTRICT, PLAN 11976.

Client: CHRIS CHATTERTON

Civic Address: 342 HOWARD AVENUE, NANAIMO

File: 19-048

Scale: 1:200

Drawn by: DRW

Property Zoning: R1

Certified correct this 1st day of April, 2019.

\_\_\_\_\_.B.C.L.S.

(This document is not valid unless originally signed and sealed.)

**Turner & Associates**  
land surveying inc.

250.753.9778

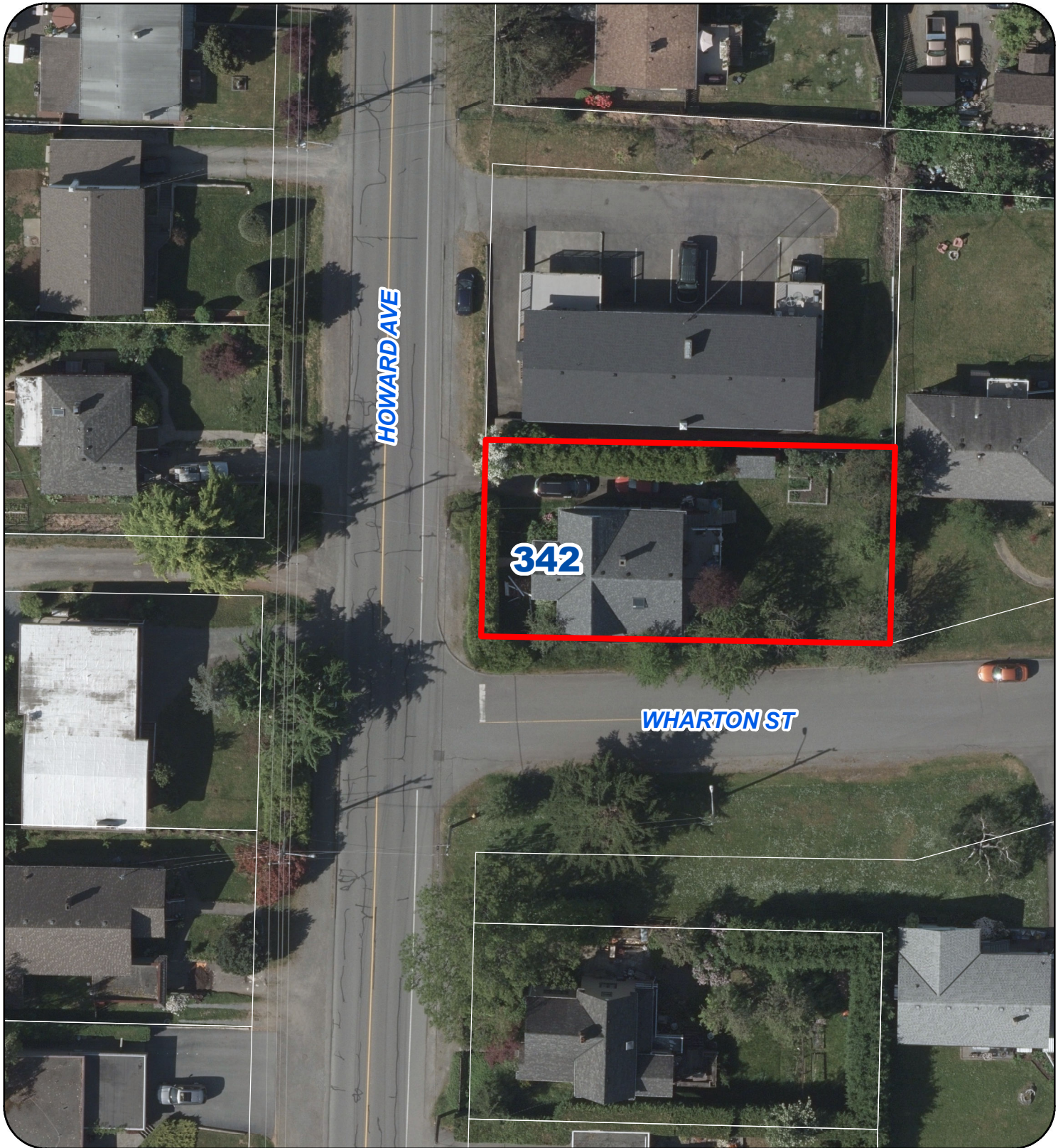
605 Comox Road

Nanaimo, BC V9R 3J4

www.turnersurveys.ca



# AERIAL PHOTO



**BOARD OF VARIANCE APPLICATION NO. BOV00718**



 SUBJECT PROPERTY



To the Board of Variance,

I am presenting to your board a request for variance at 342 Howard Avenue, Nanaimo to have a new deck built within 1.67m of the property line rather than the 4m that is currently set by the City of Nanaimo. The reason for this variance is to have an existing double door access to the new deck. The new deck will not be installed any closer to the property line than the old deck.

The existing deck that used to service the double door that is being referred to had to be replaced as it was completely rotting and was not safe for use by my family or anyone else who went on it.

Having the double door in the family room with access to the deck is important from a life safety point of view. This is the main point of access to the deck and is the closest point of escape from anywhere in the back of the house as well as upstairs. Without this door the other main point of escape is the other single door on the north end of the deck or the front entry, both of which don't have good and timely access from upstairs if there is an emergency.

The other life safety is that it is very dangerous to have a door with no deck access. It is a 4' drop from the sill of the door to the ground. With have a 3 year old and another child on the way, I can't risk having them, nor anyone else falling out of the door to the ground.

As can be seen from the survey, the new deck still sits further away from the property line than the house, so we are not encroaching on the property line further than where the house currently sits.

Thank you for reviewing my application.

Kind regards,

A handwritten signature in dark ink, appearing to read 'C. Chatterton', with a long, sweeping horizontal stroke extending to the right.

Christopher Chatterton



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-MAY-16, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00719**

**Applicant:** Jeet Manhas (on behalf of Jasbir Gurm)

**Civic Address:** 3806 MARJORIE WAY

**Legal Description:** LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN EPP67602

**Purpose:** Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear of a principal building. The applicant is requesting a variance to locate a heat pump to the front of the principal building.

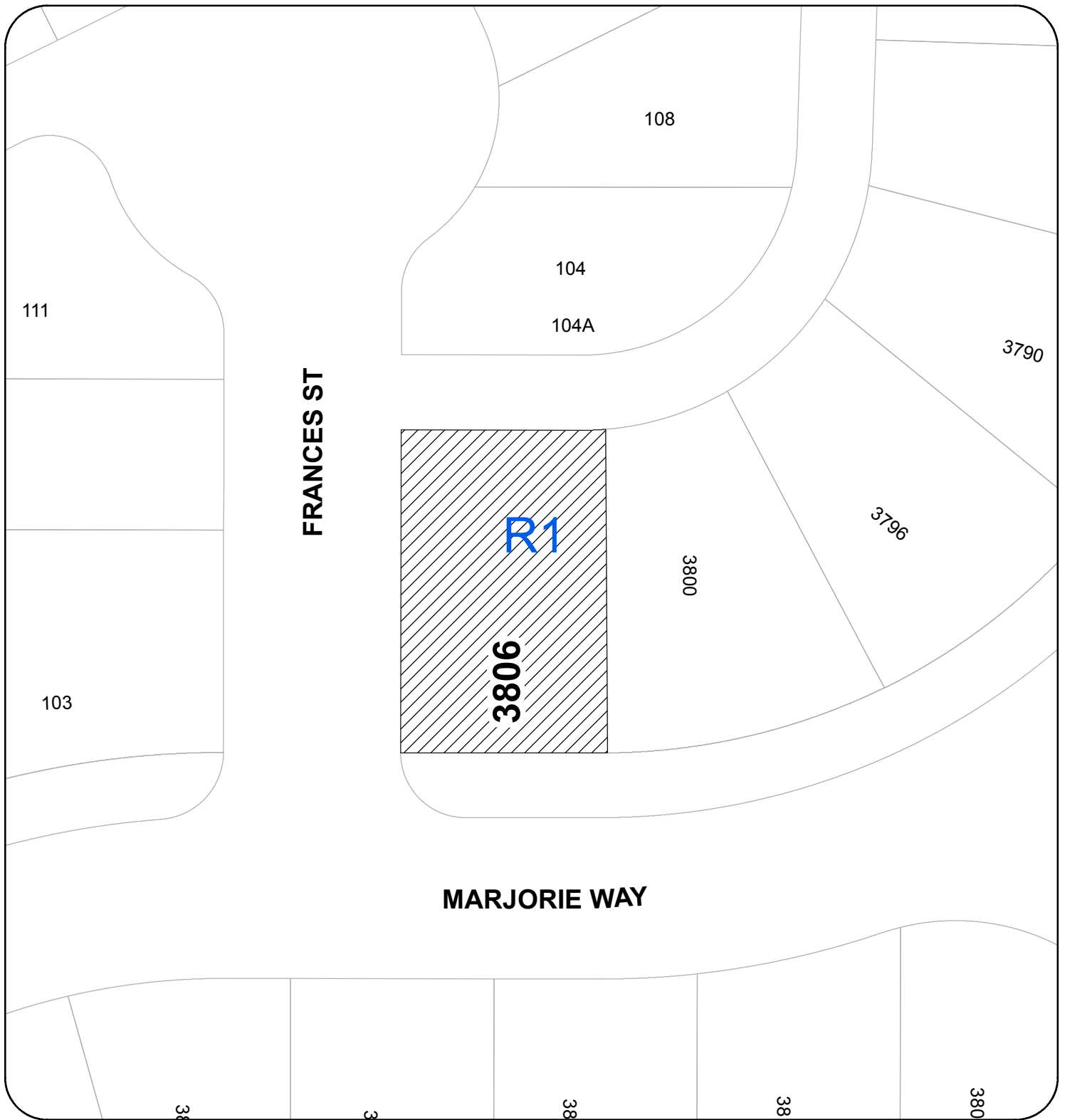
**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 6.5.2 – Projections into Yards*

*Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be located closer than 4.5m from the side lot lines or closer than 3m from the rear property lines.*

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-MAY-06 to 2019-MAY-16 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN

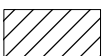


**BOARD OF VARIANCE NO. BOV00719**

## LOCATION PLAN

CIVIC: 3806 MARJORIE WAY

LEGAL: LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN EPP67602

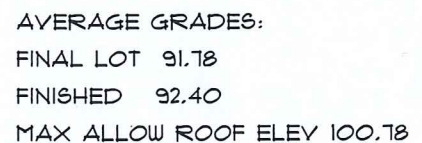


SUBJECT PROPERTY

FINAL LOT GRADE HAS BEEN DETERMINED  
FROM APPROVED FINAL LOT GRADES PLAN

ALL MEASUREMENTS ARE IN METRES  
ELEVATIONS ARE GEODETIC

LANE



MARJORIE WAY

APRIL 29 / 2019

FB 372/

B. C. L. S.

RECEIVED  
BOV719  
MAY 01 2019  
CITY OF NANAIMO  
COMMUNITY DEVELOPMENT



# AERIAL PHOTO



**BOARD OF VARIANCE APPLICATION NO. BOV00719**



**SUBJECT PROPERTY**



Rationale for the variance:

3806 Marjorie Way  
Lot 4 Section 5 WD  
PLAN EPP 67602


We are applying for a variance for this newly constructed home. The house is 100% complete. At the time of occupancy permit, the Building Inspector stated that the location of the heat pump has contravened the bylaw, as its location is considered to be in the front yard.

The location of the heat pumps drawn on the plan, so the owner assumed that the City has accepted proposed location of the heat pump. This lot is a corner lot adjoining 2 roads and a lane and the setbacks of the lane and neighbours side did not allow the heat pump to be placed on either side of the said property.

We are asking for the variance for the heat pump to be left where it is and as is because the house is fully built and would be a great expense for it to be moved.

Thanking you in advance.

Yours truly,

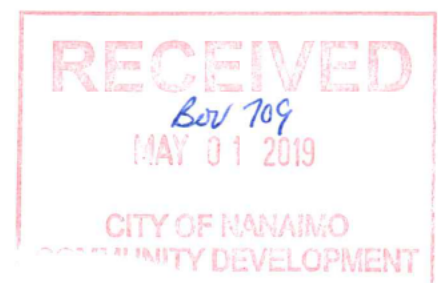


**KNR HEATING  
479 LENHART AVE  
NANAIMO BC  
V9S 4X4**



TO WHOM IT MAY CONCERN

My name is Keith Hynes, I am the owner of KNR Heating contractor number lga0089278 here in Nanaimo. I am writing this on behalf of Jasbir Gurm at 3806 Marjorie way of Nanaimo. We were the heating contractors for his project at this address and installed a gas furnace with an air conditioning coil and out door unit model rheem ra1348ajina. Recently he applied for his occupancy permit and was denied because his unit was installed in the front of his house rather than the rear. This was done for a few reasons, notably there is no satisfactory location for the unit in the rear as it would have to be located in front of the garage, door the suite entrance or the suite main window which will probably be opened regularly as the suite does not benefit from the a/c unit. The unit still meets the regulation of 15 feet from the property line, and being an air conditioner is probably used for about a month a year. Also being an air conditioner, it does not have a defrost feature which was the main concern of neighbors when installed at the side of a residence under bedroom windows. Also with the price of electricity on the rise the preferred heating system of choice is a gas furnace with air conditioner and also due to rising prices the efficiency rating on these units are going up to save on costs as well the noise levels are coming down.



I hope this helps you with providing an occupancy permit for the residence, as well it would be extremely difficult to try and relocate this unit. Keith Hynes KNR Heating.



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

---

A meeting of the Board of Variance will be held on Thursday, 2019-MAY-16, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00720

**Applicants:** Kris and Mackenzie Sillem

**Civic Address:** 641 FIRST STREET

**Legal Description:** LOT 1 AND 2, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 1465

**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback from an interior side lot line of 1.5m in the R1 zone. The applicant is requesting a variance to allow a side yard setback of 0m in order to construct a front porch and exterior staircase at the front of an existing non-conforming single residential dwelling which is straddling an interior lot line.

**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 7.5.1 – Siting of Buildings  
A minimum side yard setback of 1.5m is required.*

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-MAY-06 to 2019-MAY-16 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN



**BOARD OF VARIANCE NO. BOV00720**

## LOCATION PLAN

CIVIC: 641 FIRST STREET

LEGAL: LOT 1 AND 2, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 1465



**SUBJECT PROPERTY**



SITE PLAN | 1/8" = 1'-0"

DORIC AVE.

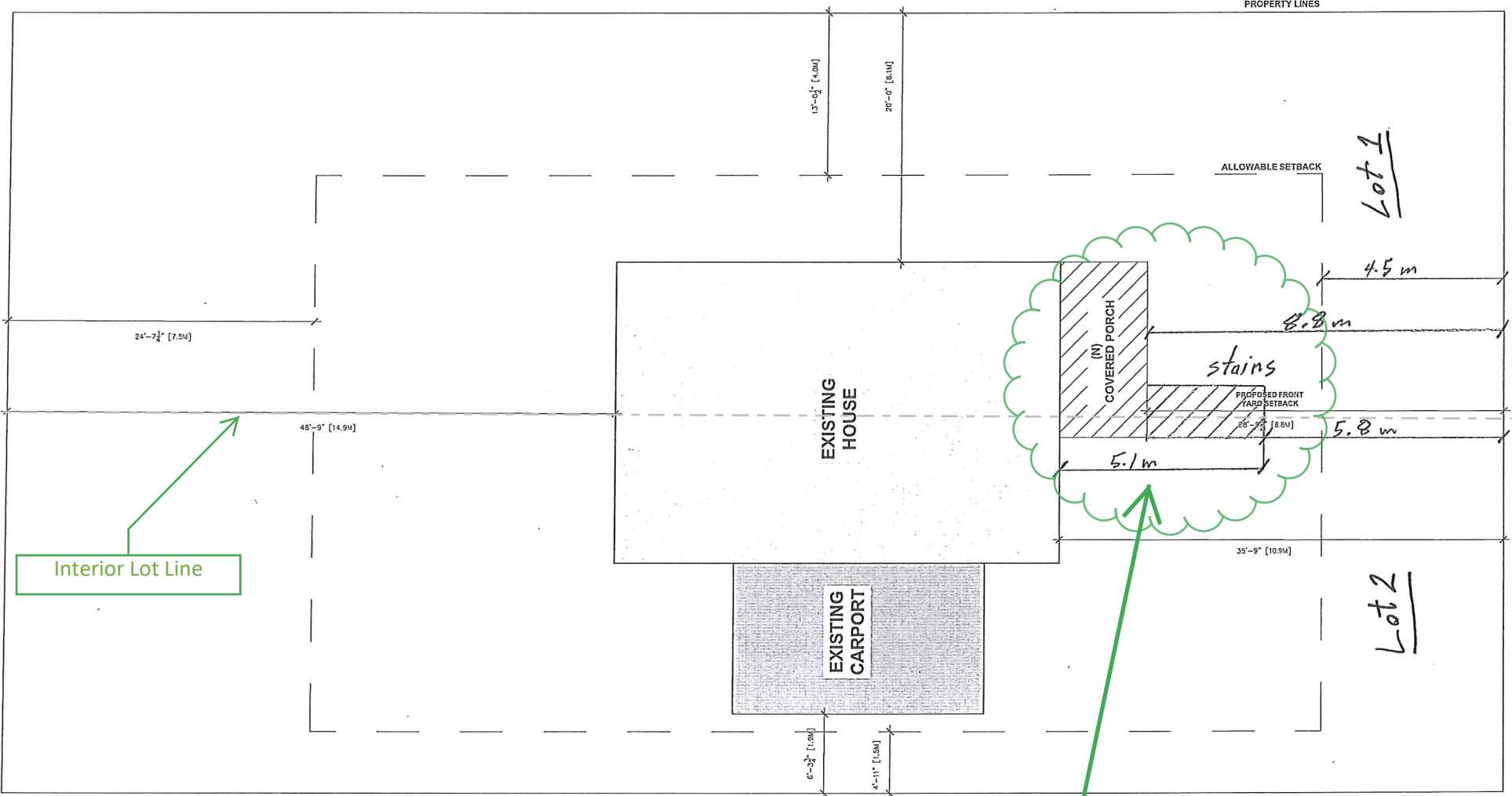
PROPERTY LINES

ALLOWABLE SETBACK

Lot 1

Lot 2

FIRST STREET



Interior Lot Line

Location of proposed Front Porch and Exterior Staircase

SHEET INDEX

- A0-1 GENERAL INFORMATION  
SITE PLAN
- A1-1 FOUNDATION PLAN  
LOWER LEVEL PLAN  
UPPER LEVEL PLAN  
BRACED WALL DIAGRAM
- A2-1 EXTERIOR ELEVATIONS  
SECTIONS
- AD-1 ARCHITECTURAL DETAILS

PROJECT DATA

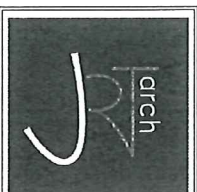
LOT AREA	7,478 SF
MAX. HEIGHT	7M
ALLOWABLE LOT COVERAGE (%)	40%
PROPOSED LOT COVERAGE	15.9% (1,190 SF)
PORCH ADDITION (STORAGE)	98 SF
(OUTDOOR PORCH)	98 SF

DRAFTING SYMBOLS

- INTERIOR ELEVATION
- DETAIL REFERENCE
- BUILDING ELEVATION
- BUILDING SECTION
- KEYNOTE
- KEYNOTE
- KEYNOTE
- KEYNOTE

NOTES

- ALL WORK SHALL BE PERFORMED TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE AND OTHER ALL APPLICABLE CODES. ORDINANCES, REGULATIONS OR ORDERS OF PROPERLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE WORK OF THIS PROJECT. THE CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS FOR CONFORMANCE WITH THESE CODES AND REGULATIONS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE; DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS AND EXISTING SITE CONDITIONS SHALL BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, JOYCE REID TROOST, AND MAY NOT BE CHANGED, DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- ANY DETAIL REFERENCE IS FOR THE CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SAID REFERENCE. IT IS RESPONSIBILITY OF THE SUBCONTRACTOR TO VERIFY WITH THE ARCHITECT THE EXTENT OF ANY REFERENCE IN QUESTION.
- WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB OR SHOWER ENCLOSURES OR WATER CLOSET COMPARTMENTS, WATER RESISTANT BACKING BOARD SHALL BE USED OR OTHER METHODS DESCRIBED BY THE ARCHITECT. DO NOT USE WATER RESISTANT GYPSUM BOARD ON CEILINGS.
- PLYWOOD USED FOR EXTERIOR WALL COVERING SHALL BE OF THE EXTERIOR TYPE.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION. UTILITIES AFFECTED BY CONSTRUCTION SHALL BE PROTECTED AND/OR CAPPED OFF IN ACCORDANCE WITH APPLICABLE CODES AND UTILITY COMPANY REQUIREMENTS.
- FINISH GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM HOUSE-SEE CIVIL ENGINEERS GRADING PLAN FOR ADDITIONAL INFORMATION.



JOYCE REID TROOST, ARCHITECT AIBC  
2515 GLENAYR DRIVE, BC V9S 3R9  
250.714.8787 - joyce@jrtarchitect.com

PROJECT NAME:  
**PORCH  
ADDITION**

ADDRESS:  
641 FIRST STREET  
NANAIMO, BC

CLIENT:  
SILLEM

THE DRAWINGS, DESIGN IDEAS AND  
FEATURES OF CONSTRUCTION EXPRESSED  
HEREIN ARE THE EXCLUSIVE PROPERTY  
OF JOYCE REID TROOST ARCHITECT. ALL  
COPYRIGHT AND PROPERTY RIGHTS  
AND EXPRESSLY RESERVED. THEY ARE  
NOT TO BE REPRODUCED, COPIED,  
REPRODUCED, OR USED FOR ANY  
PURPOSES NOR ARE THEY TO BE  
ASSIGNED TO A THIRD PARTY WITHOUT  
EXPRESS WRITTEN CONSENT. IN THE  
EVENT OF ANY DISCREPANCY BETWEEN  
THESE PLANS BY A THIRD PARTY, THE  
THIRD PARTY SHALL NOT HOLD JOYCE  
REID TROOST ARCHITECT RESPONSIBLE.

DATE:  
MARCH 1, 2018

DRAWN BY:  
JOYCE TROOST

SCALE:

DRAWING TITLE:  
**GENERAL INFORMATION  
SITE PLAN**

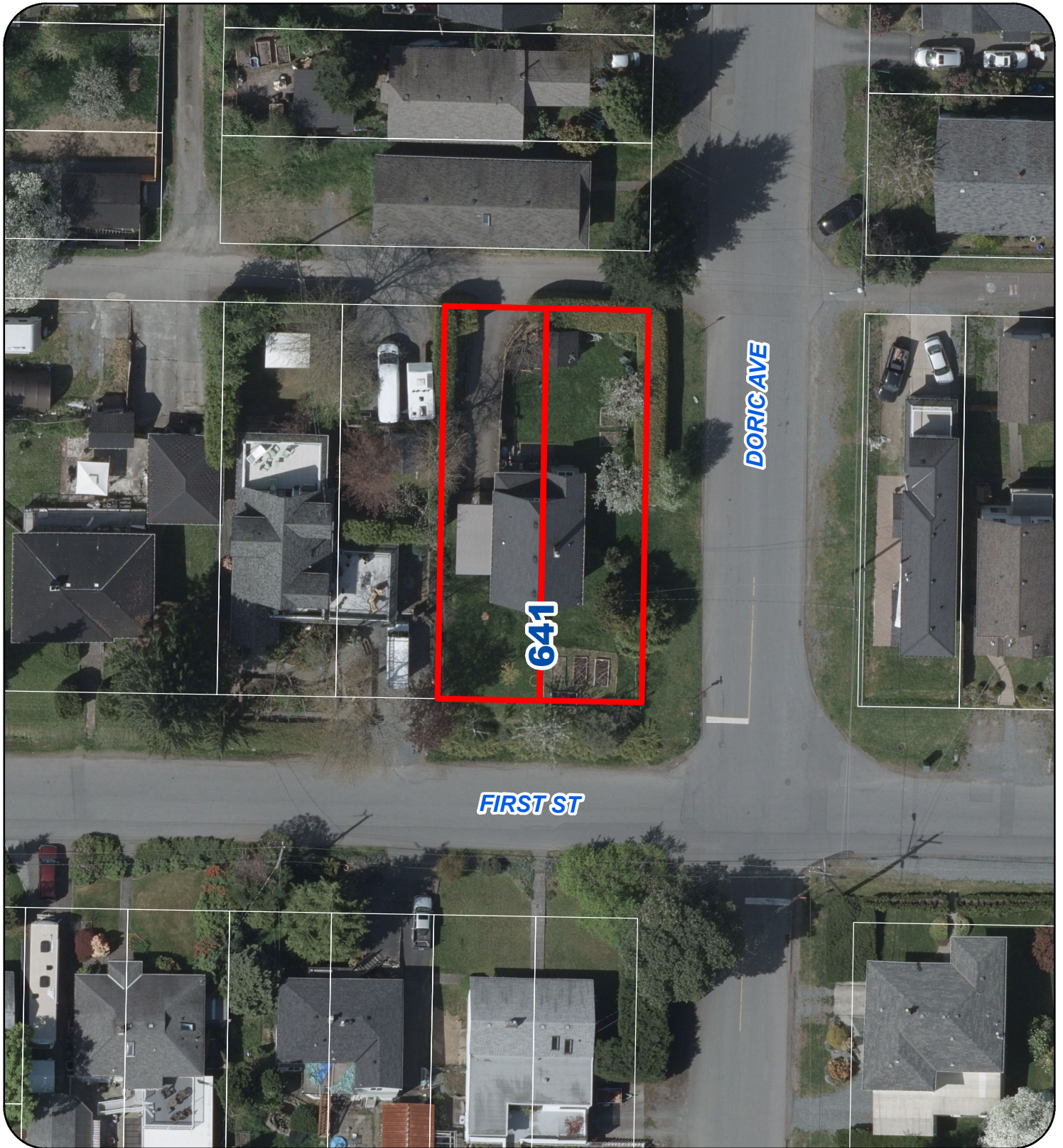
SHEET:

**A0-1**

RECEIVED  
BOV720  
2019-APR-26  
Current Planning



# AERIAL PHOTO



**BOARD OF VARIANCE APPLICATION NO. BOV00720**

 SUBJECT PROPERTY



Kris Sillem & Mackenzie Sillem  
641 First Street Nanaimo B.C.  
V9R 1Z3

April 25, 2019  
Board of Variance  
Care of  
City of Nanaimo Community Development  
411 Dunsmuir Street Nanaimo B.C.

### Letter of Rationale

Dear Board of Variance,

As illustrated by the site plan and building elevations submitted to the Board for consideration; I am appealing to the Board to reduce the required side yard setbacks of the interior lot line in order to replace the existing, deteriorating, front stairs of my house with a newly constructed front porch and stairs. As shown by the site plan the house is neatly bisected by the interior lot line shared between Lot 1 and Lot 2 both lots of which are owned by my Wife and I. The intent of the City of Nanaimo side yard setback bylaw is to ensure that there is sufficient separation between neighbour's houses in order to provide privacy between neighbours. As my Wife and I own both lots, we are essentially our own neighbours and while we would sometimes like some privacy from our young children, the intent of the bylaw is not defeated by approving the variance requested. The variance as proposed is from 1.5 metres to 0 metres for the portion of porch and stairs located on Lot 1 and from 1.5 metres to 0 metres for the portion of porch and stairs located on Lot 2. While this variance may be considered as major in distance, I believe that in this specific situation it is minor if not irrelevant to the intent of the bylaw, which is to ensure that there is a enough separation between individual houses, located on individual lots in order to provide privacy between individual neighbours.

The side yard setback bylaw applied to this specific situation unduly creates a hardship by forcing a property owner with an old house constructed on two lots prior to the adoption of the bylaw to undergo additional processes and incur additional expenses in order to permit an addition that would otherwise be permitted for a house constructed after the adoption of the

bylaw. As illustrated by the house elevations provided with the variance application and by a walk through the neighbourhood the porch and stairs will not result in inappropriate development. In fact, the intent of the porch and stairs is to bring the house originally constructed in the 1930's back to its historic form. This form included a front porch and stairs which was a common feature on houses constructed in the past. The proposed porch will not substantially affect the use and enjoyment of the adjacent property owner to the West as the addition will only impact the interior lot line setbacks. The existing house, carport and the proposed porch are well within the exterior lot line setback requirements and there is ample privacy between my house and the neighbour's house to the west.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Miller", written in a cursive style.

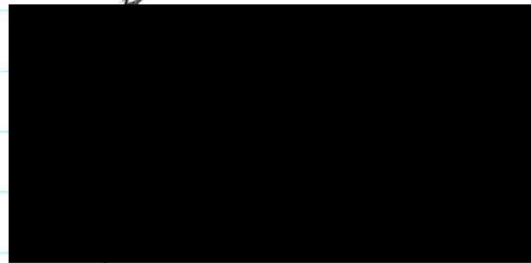
Dear Board of Variance,

The variance requested by Knis and  
Mackenzie Siltem will not substantially  
impact the use and enjoyment of  
my property.

643 First Street

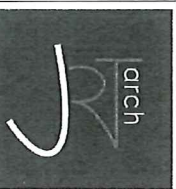
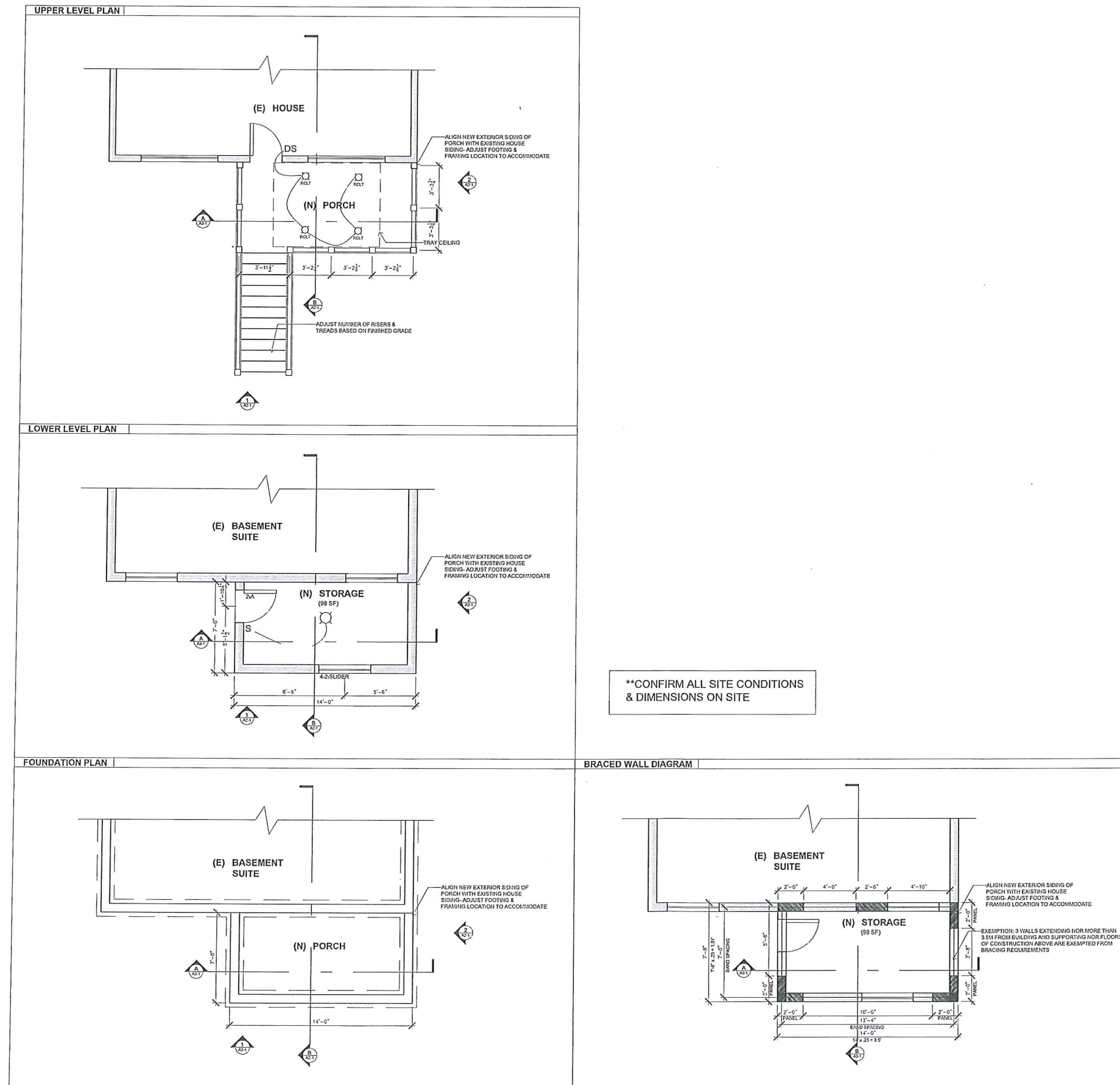


642 First Street



644 First Street





JOYCE REID TROOST ARCHITECT AIBC  
2515 GLENAYR DRIVE, BC V9S 3R9  
250.714.8749 - joyce@jrchitecture.com

PROJECT NAME:

**PORCH  
ADDITION**

ADDRESS:

641 FIRST STREET  
NANAIMO, BC

CLIENT:

SILLEM

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DATE:  
MARCH 1, 2018

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JOYCE TROOST

SCALE:  
0' 4'

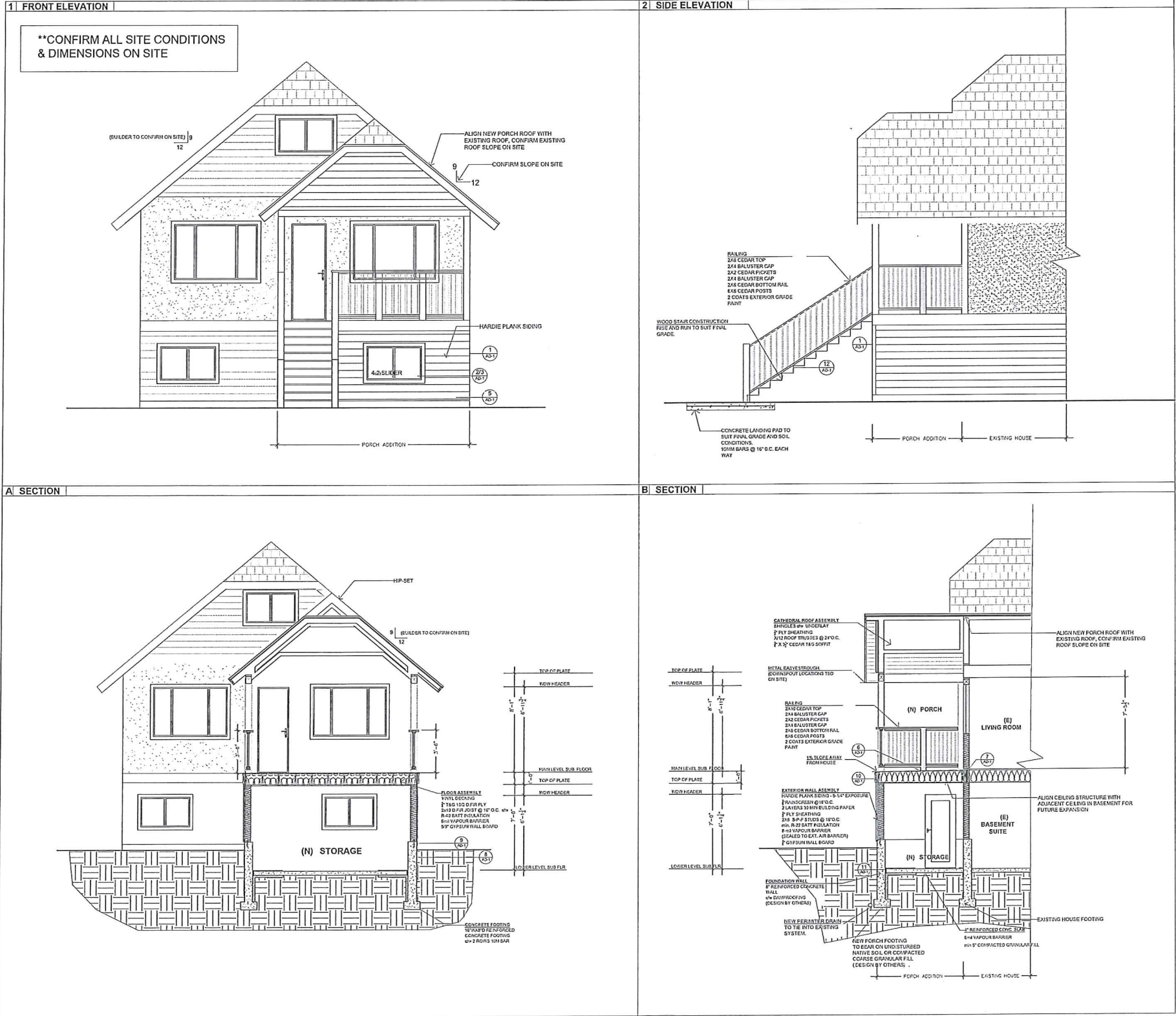
DRAWING TITLE:  
FOUNDATION PLAN  
LOWER LEVEL PLAN  
UPPER LEVEL PLAN  
BRACED WALL DIAGRAM

SHEET:

**A1-1**

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250.714.8141 - joyce@jrtarchitect.com

PROJECT NAME:  
**PORCH  
ADDITION**

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NANAIMO, BC

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DATE:  
MARCH 1, 2018

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SCALE:  
0' 4'

DRAWING TITLE:  
EXTERIOR ELEVATIONS  
& SECTIONS

SHEET:  
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